



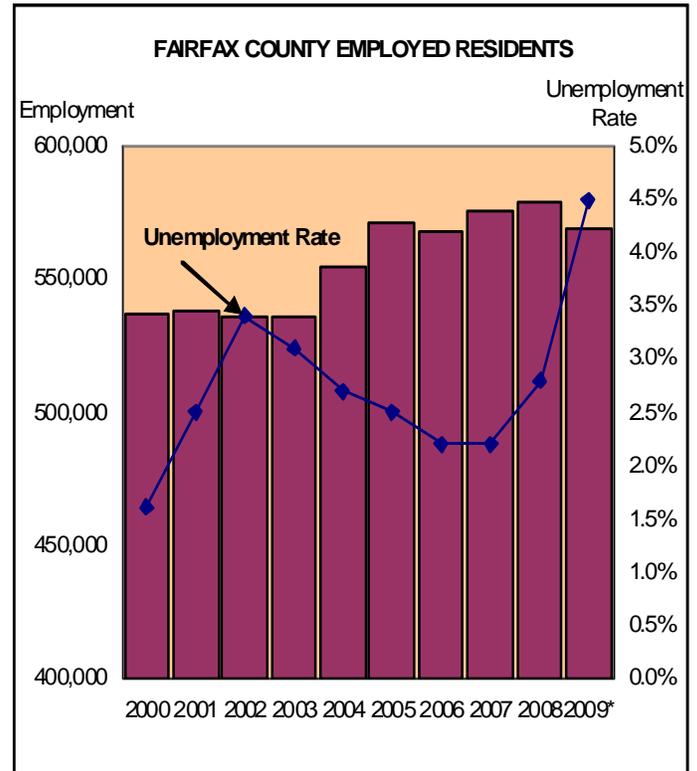
ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

NOVEMBER 2009

IN THIS ISSUE:

- The unemployment rate in Fairfax County decreased from 4.7 percent in September to 4.5 percent in October. (See page 1)
- November Sales Tax receipts for Fairfax County, which represent retail purchases made in September, were down 4.5 percent compared to November 2008. (See page 2)
- The Consumers' Confidence Index increased slightly in November, after declining in October. (See page 2)
- The median price of existing single family homes sold through October 2009 declined 2.8 percent compared to the median price in 2008; existing townhomes' median price was unchanged. (See page 3)
- Through October, the number of existing single family home sales increased 4.0 percent compared to the same period last year. The volume of existing townhome sales fell 9.1 percent. (See page 4)
- Homes that sold in October 2009 were on the market for an average of 57 days compared to 101 days for homes sold in October 2008. (See page 5)
- In October, there was a 4.2 month supply of homes for sale in the County, down from the 6.0 month supply a year ago. (See page 5)



Source: Virginia Employment Commission. Compiled by the Fairfax County Department of Management and Budget.

Employment

Unemployment across Fairfax County decreased from 4.7 percent in September to 4.5 percent in October. Compared to a year ago, the County's current unemployment rate has risen by 1.5 percentage points.

Virginia's unemployment rate decreased to 6.3 percent in October, down from 6.5 percent in September. This is the lowest rate so far in 2009 and is the seventh-best ranking in the nation. As usual, Northern Virginia had the state's lowest metropolitan area jobless rate at 4.7 percent, down from 4.9 percent in September.

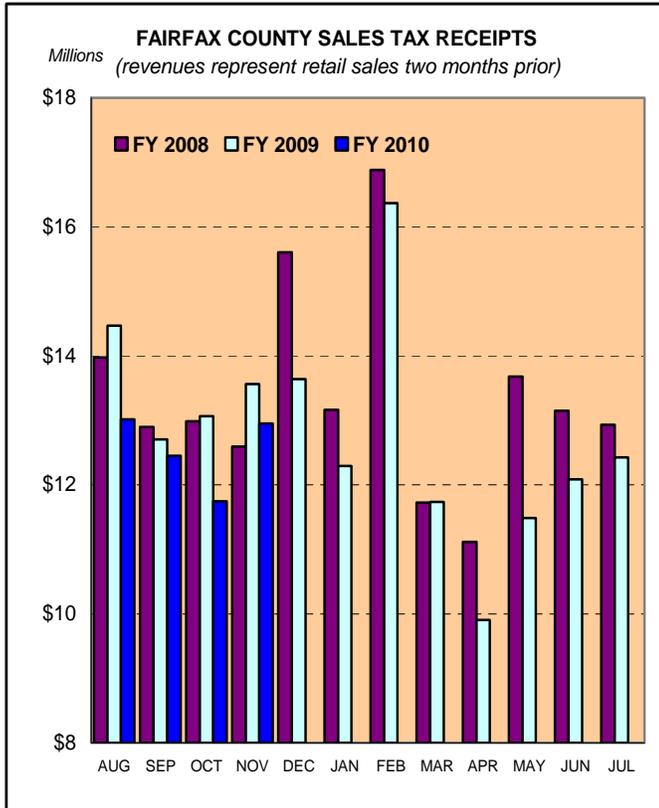
The U.S. unemployment rate increased from 9.8 percent in September to 10.2 percent in October, which is the highest rate since April 1983. Nonfarm payroll employment in October fell by 190,000 over the month. According to the Bureau of Labor Statistics, since the recession started in December 2007, the number of unemployed has increased by 8.2 million, and the unemployment rate has grown by 5.3 percentage points.



The *Fairfax County Economic Indicators* is on the Web and can be accessed at:

http://www.fairfaxcounty.gov/economic/economic_indicators.htm

Sales Tax Receipts



Source: Virginia Department of Taxation. Compiled by the Fairfax County Department of Management and Budget.

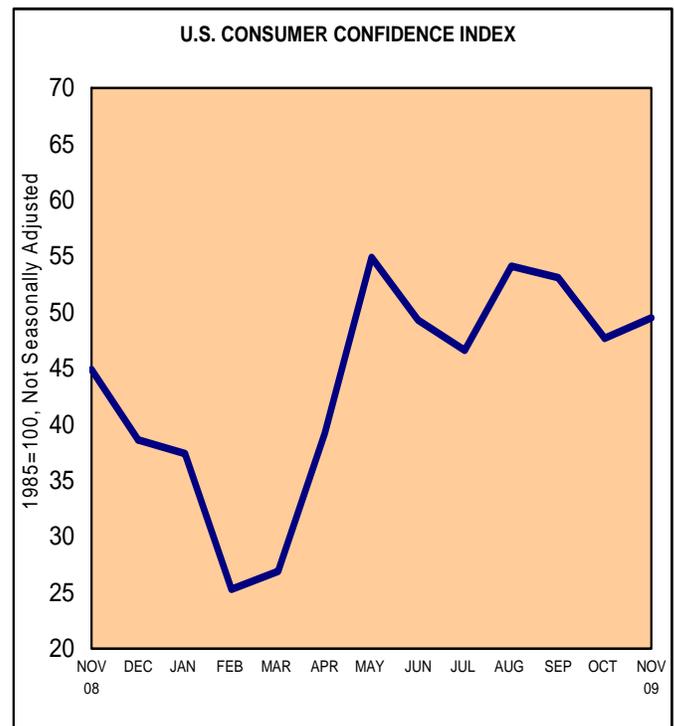
Sales Tax receipts distributed to Fairfax County in November, which represent retail purchases made in September, were \$13.0 million, down 4.5 percent from November 2008. This level of receipts is after adjustments for transfers between Fairfax County and other local jurisdictions to rectify incorrect filings by retailers over the past three years. Year-to-date in FY 2010, Sales Tax receipts are down 6.7 percent compared to the first four months of FY 2009.

National Economic Indicators

➤ Data through September 2009 show that the S&P/Case-Shiller home price index, the leading measure of U.S. home prices, improved in the third quarter of 2009, which is a second consecutive quarterly increase after the record low decline in the first quarter of 2009. The index rose 3.1 percent compared to the previous quarter. Compared to a year ago, the index is down 8.9 percent. This marks the first time in 21 months that the index has emerged from double-digit annual declines. The Washington DC Metropolitan area has reported improvements for six consecutive months.

- The Bureau of Economic Analysis revised downward the estimate of real gross domestic product (GDP). Economic growth increased at an annual rate of 2.8 percent in the third quarter of 2009, down from the initial estimate of 3.5 percent. The increase is the first positive number for GDP since a 1.5 percent gain in the second quarter of 2008.
- Overall retail sales increased 1.4 percent in October, led by a 7.4 percent spike in automobile sales, after a 14.3 percent drop in September. After discounting for motor vehicles sales and gasoline, retail sales were up 0.3 percent, matching September's gain. On a monthly over-the-year basis, retail sales in October were down 1.7 percent.

Consumer Confidence Index



Source: The Conference Board. Compiled by the Fairfax County Department of Management and Budget.

The Consumer Confidence Index increased slightly in November after declining in October. The Index stands at 49.5 (1985=100), up from 48.7 in October. The Present Situation Index was almost unchanged at 21.0 compared to 21.1 a month ago. The Expectations Index increased from 67.0 in October to 68.5 in November. Lynn Franco, Director of the Conference Board's Consumer Research Center, said that despite the moderate improvement in consumers' short-term outlook, "Income expectations remain very pessimistic and consumers are entering the holiday season in a very frugal mood."

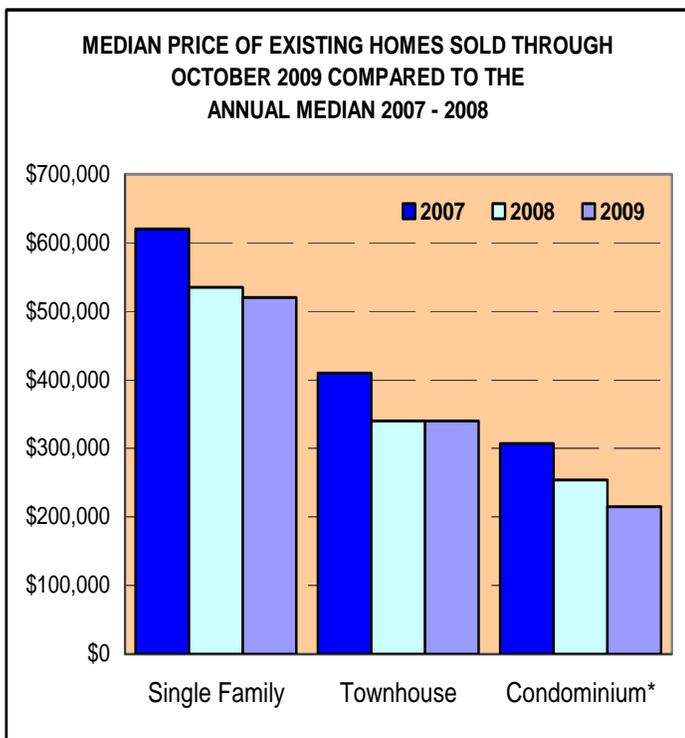
HOUSING MARKET

Foreclosures in Fairfax County

Based on data from the Department of Tax Administration, the number of county-wide net remaining foreclosures in Fairfax County was 899 in October, down from 981 in September, reflecting 237 properties coming out of foreclosure, partially offset by 155 additional properties added to the foreclosure list. This is the lowest number of net remaining foreclosures since April 2008. On average through October, properties that have been re-sold were in active foreclosure status for 4.6 months.

Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Median selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read more about Fairfax County tax assessments, please visit: www.fairfaxcounty.gov/dta/tax_assessment.htm

Existing Home Sales Prices



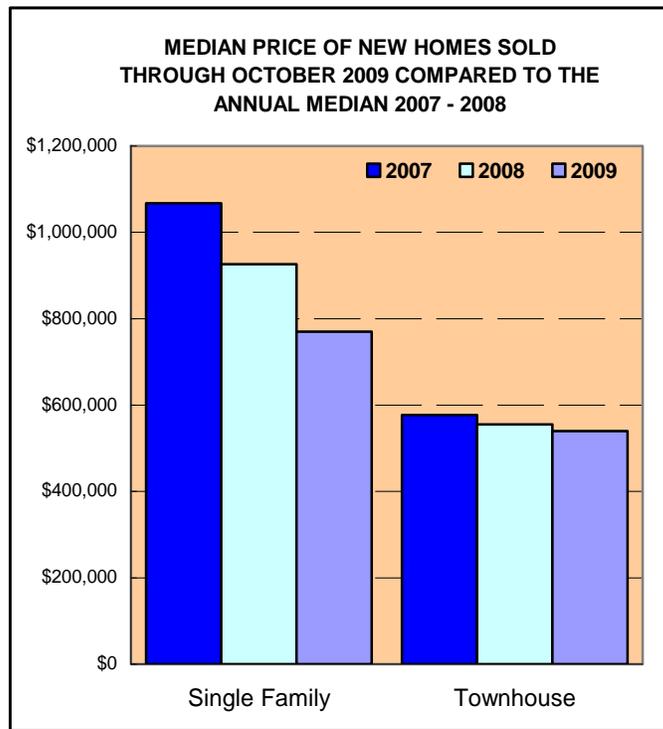
Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

In October, the median sales price of existing (previously owned) single family homes was \$520,000, a 2.8 percent decline from the 2008 median sales price of \$535,000. The median sales price for existing townhouses sold through October was unchanged from the 2008 median of \$340,000.

The median sales price of all condominiums, existing and new, that sold through October fell 15.3 percent to \$215,251 from the 2008 median of \$254,000.

New Home Sales Prices

The median sales price of new single-family homes that sold through October decreased 16.9 percent to \$770,153 from the 2008 median of \$926,498. The median sales price for new townhouses through October decreased 2.8 percent to \$539,500 compared to the 2008 median of \$555,288. For data regarding all condominium sales prices, refer to the "Existing Home Sales Volume" section.



Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget.

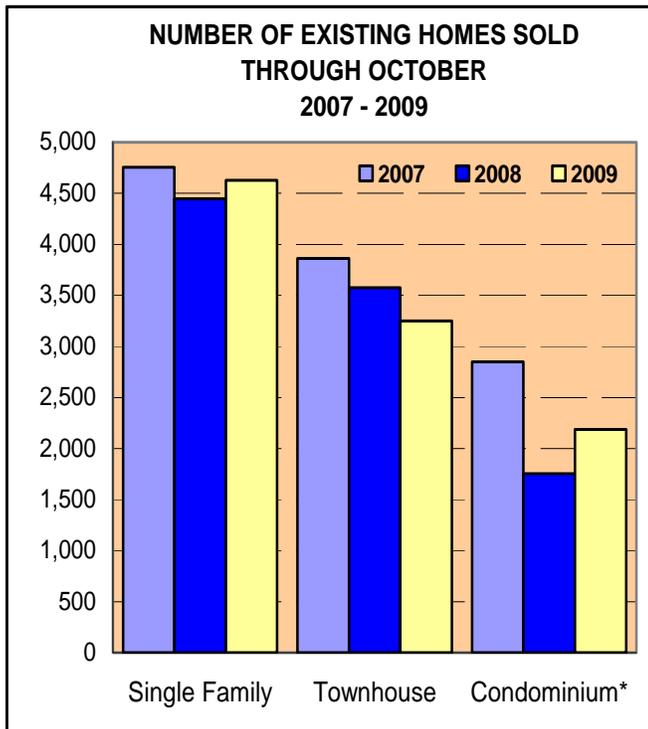
PERCENTAGE CHANGE IN MEDIAN PRICE OF HOMES SOLD THROUGH OCTOBER 2009 COMPARED TO SALES IN 2008

	Existing Sales	New Sales
Single Family	(2.8)	(16.9)
Townhouse	0.0	(2.8)
Condominium*	(15.3)	

*Condominium data include sales of existing and new units.

Existing Home Sales Volume

Sales of existing single family homes through October were 4,626, an increase of 4.0 percent compared to the 4,447 homes sold during the same period of 2008. Compared to October 2008, the number of townhouses sold in the first ten months of 2009 decreased from 3,576 to 3,250, or 9.1 percent. In addition, the total number of existing and new condominiums sold through October increased to 2,186 from the 1,752 units sold through October 2008, a 24.8 percent increase.

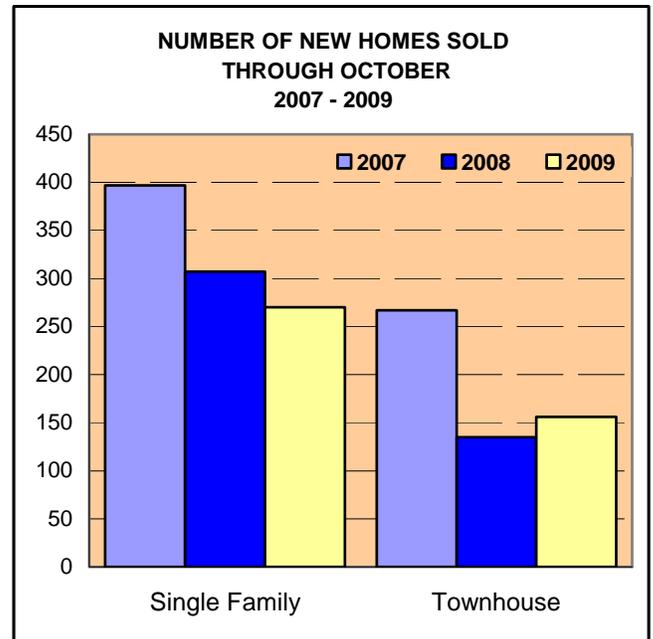


Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

New Home Sales Volume

During the first ten months of 2009, the number of new single family homes sold fell to 270, a decline of 12.1 percent compared to the 307 homes that sold in the same period a year ago. From January to October, the volume of new townhome sales increased 15.6 percent to 156 from the 135 homes sold in Fairfax County in the same period last year.

For data regarding all condominium sales volume, refer to the "Existing Home Sales Volume" section.



Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget.

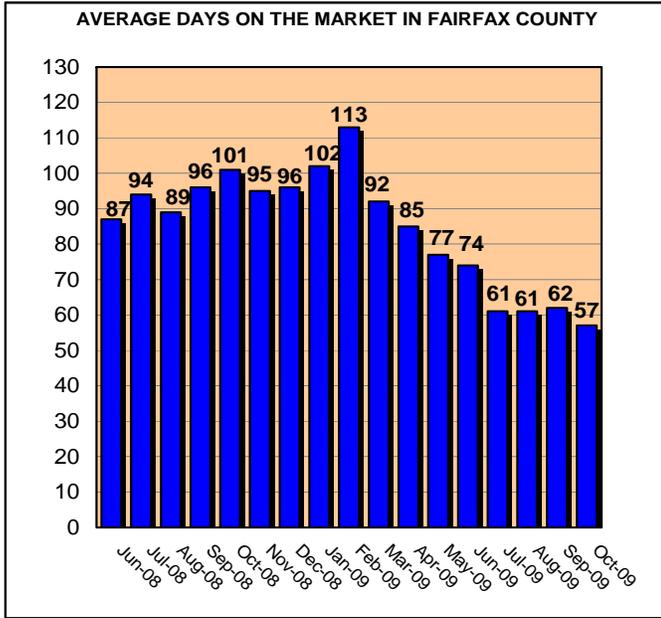
Mortgage Delinquency Survey

Based on data released by the Mortgage Bankers Association (MBA), the nationwide delinquency rate of mortgage loans increased to a seasonally adjusted rate of 9.6 percent of all loans outstanding at the end of the third quarter of 2009, which breaks the record high set last quarter. The definition of delinquent loan is at least one payment past due but not in foreclosure. Combined with loans in a foreclosure process, the delinquency rate was 14.4 percent at the end of the third quarter and was the highest ever recorded in the MBA delinquency survey. The MBA began the survey in 1972.

According to the latest available data from the Federal Reserve Bank of New York, the percentage of mortgage loans delinquent for 90+ days in Fairfax County at the end of the third quarter of 2009 was 3.60 percent, up from 3.38 percent in the second quarter of 2009, and 1.43 percentage points higher than a year ago.

Average Days on the Market in Fairfax County

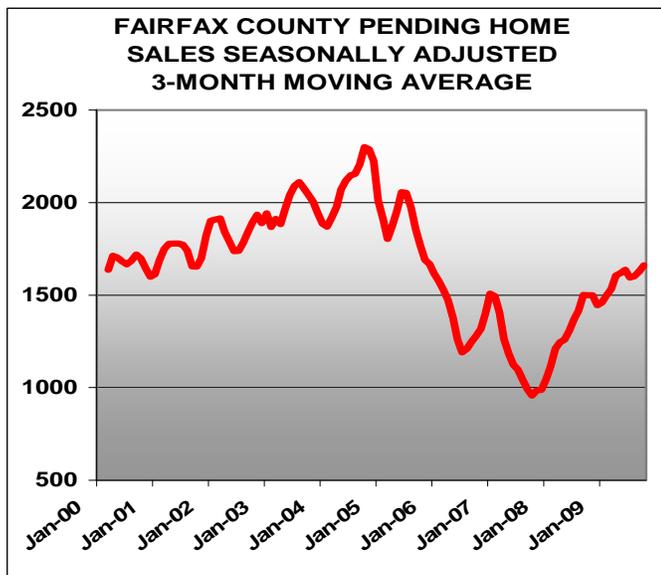
In October, the homes that sold in Fairfax County stayed on the market for an average of 57 days, a decrease of 44 days compared to the 101-day average in October 2008. This is the 12th consecutive month that it has taken less time to sell a home compared to the corresponding month the prior year.



Source: Metropolitan Regional Information Systems, Inc.

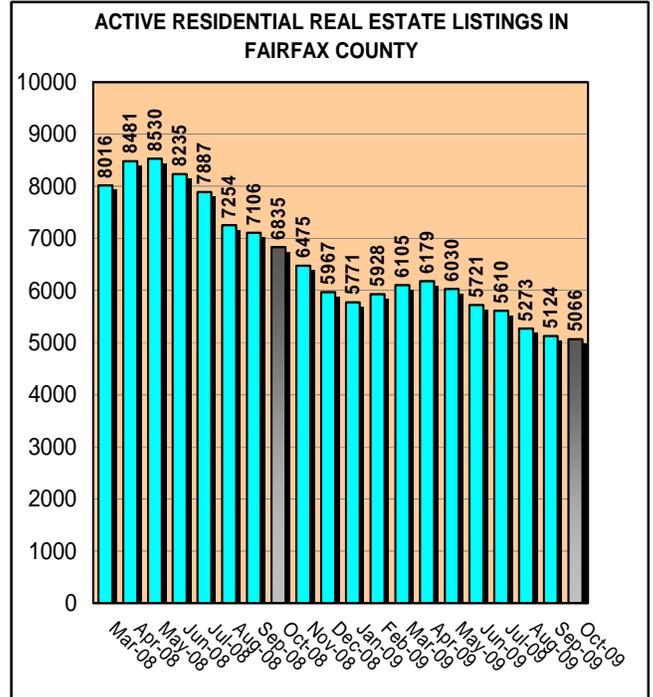
Pending Home Sales

The smoothed seasonally adjusted number of pending home sales in Fairfax County at the end of October was at its highest monthly level since December 2005. There were 1660 properties that were marked as pending, up 10.7 percent from a year ago, when there were 1500 pending home sales.



Source: Metropolitan Regional Information Systems, Inc. Compiled by the Department of Management and Budget.

Inventory of Homes for Sale in Fairfax County



Source: Metropolitan Regional Information Systems, Inc.

In October 2009, the number of active listings in the County was 5,066, a drop of 25.9 percent over the 6,835 listed in October 2008. Based on the October 2009 listings and the current sales rate, there is a 4.2 month supply of homes for sale in the County, down from the 6.0 month supply a year ago.

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